

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 7/7/03 191

AGENDA SECTION: REPORTS AND RECOMMENDATIONS	ORIGINATING DEPT: Building Safety	ITEM NO. F-1
ITEM DESCRIPTION: Amendments to Rochester Code of Ordinances Chapters 10, 50, 51, and 52		PREPARED BY: Ron Boose

A number of changes are proposed to these ordinance chapters, administered by the Building Safety Department, as outlined in the accompanying memo and as discussed at the June 30th Committee of the Whole meeting. Proposed changes include changing the official department title, removing specific job descriptions from the code of ordinances, instituting a new fee schedule for department issued permits and inspections, eliminating the requirement for a local plumbing license in addition to the state license, and other general "housekeeping" type changes. Chapters 10, 51, and 52 have not been revised to reflect department changes since 1979, 1981, and 1983 respectively.

COUNCIL ACTION REQUESTED:

Direct the City Attorney to prepare ordinance amendments to Chapters 10, 50, 51, and 52 of the Rochester Code of Ordinances as requested.

Note to Council:

Pursuant to further discussions with Dennis Hanson and Ron Boose concerning the effective starting date for the new fees, it is recommended that the effective date be

October 1, 2005.

OSR

7/2/03

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

Kvenvold, Steve

From: Boose, Ron
Sent: Tuesday, July 01, 2003 12:35 PM
To: Kvenvold, Steve
Subject: RE: Building Safety Fees

As you have eluded, such a plan would delay any service improvements and provide contractors with additional time to submit future plans for inclusion under the current fee schedule. No matter when we implement the new fees there will be a large number of plans submitted just prior, however; the longer the delay, the bigger that number will likely be. I would anticipate a significant increase in plan review workload this fall resulting in even longer turn around times and a negative effect on 2004 revenues. The same situation occurred three or four years ago when the new energy code was implemented and DeWitz submitted over 100 plans in one day in order to get them stamped as received before the deadline. Under the code an applicant has 6-months to pick-up a permit after it is ready for issuance and then another 6-months to begin construction on the project after issuance. I could see several hundred house plans sitting in our office for several months in an effort to beat the fee increase if implementation is delayed 6-months as the applicant incurs no cost until the permit is issued. I am not unsympathetic to their argument for additional time but I think 6-months is too long. Applications submitted December 31 would not have to be issued until June 30. Once the permit is issued the applicant has incurred a cost and has motivation to get the project under way. I think an implementation date of Oct. 1 would help address both concerns as applications submitted before that date would have to be issued by April 1 and contractors would have less time to plan next year's work and submit large numbers of plans.

If we do delay implementation I would recommend that grading fees and other special fees be implemented sooner as we are currently without real authority to collect those fees plus the residential footing permit fee will help reduce counter time for plan reviewers.

Ron

[Boose, Ron] -----Original Message-----

From: Kvenvold, Steve
Sent: Tuesday, July 01, 2003 11:20 AM
To: Boose, Ron
Subject: FW: Building Safety Fees

Ron, please provide me with your thoughts concerning delaying the implementation until 1/1/04. I would assume that we would also put off implementation of the hiring and technology issues until the same time. Stevan

-----Original Message-----

From: Dennis Hanson [mailto:dhanson@kruselumber.com]
Sent: Tuesday, July 01, 2003 7:21 AM
To: Kvenvold, Steve
Subject: Building Safety Fees

Good morning Steve,

I have received alot of comments already about our meeting yesterday. I really hate being in this business sometimes.

All of the builders I talked to seem to understand the reasons and are ok with the fee increases. What they are upset about is the short time frame that is set to implement them. Would you have any problem with putting them into effect January 1 of 2004. I don't know what kind of implications this would have on Ron's budget, but I told the builders I would ask for the delay, so that the projects that they have in the works can be finalized before the end of this year and any new bids will include the new fees.

Just looking for your thoughts.

Denny

 **Incredimail - Email has finally evolved - Click Here**

7/2/2003

193'

**City of Rochester
Building Safety Department**

Memo

To: Stevan Kvenvold

From: Ron Boose

Date: June 26, 2003

Subject: RCO Building Safety Chapters Changes

I am proposing a number of changes to various chapters in the Code of Ordinances relating to our department. These changes occur in chapter 10 and chapters 50, 51, and 52, which all pertain to building construction codes. Proposed amendments to chapters 53 and 54, pertaining to Heating Ventilating and Air Conditioning, and chapters pertaining to the Housing Code will be brought forth at a later date.

Chapter 10. Organization and Management

I want to change the official department title from Building & Safety to Building Safety. I was told that this change was made years ago but it is not reflected in the ordinance and the department is referred to by both titles. Building Safety is the title used in the Building Code when referring to the department charged with administering the code and the title that I prefer. I think it is more descriptive of the department function. Other changes reflect current responsibilities of the department and current positions in the department. I also recommend eliminating the job descriptions that are contained in the chapter for positions other than the director. Other department organizational chapters do not establish specific positions and duties within a department for other than the director. The Human Resources Department maintains current job descriptions for all authorized city positions.

Chapter 50. Building Code

In addition to the new fee chart, I propose to eliminate the requirement for all applicants to certify their responsibility to pay city sales tax for their building materials on the application. That responsibility exists without this additional notice and I doubt this notice makes much difference if the tax gets paid or not. We need to streamline all of our application forms for ease of use and

194
posting on the website and I believe this extra requirement unnecessarily adds to the length and complexity of the form. I have also added some needed definitions to clarify that reference to the building official include his or her authorized representative and when re-inspection fees can be assessed.

Chapter 51. Plumbing

I propose to eliminate the Rochester Plumbing License. Our local license is redundant with the state license and serves little or no purpose. Legislation has been introduced in the past two or three session to prohibit local licensing of plumbers but has not yet passed. The State already prohibits local licensing of electricians and residential building contractors as they are licensed by the state. I suspect the prohibition of local plumbing licenses will happen in the near future. These licenses produce about \$4,000.00 in revenue yearly, which probably doesn't cover the costs associated with sending notices and issuing the licenses.

I have also eliminated references to the plumbing inspector in favor of the more generic term of building official and provided that an authorized agent can sign permit applications for the license holder. Both of these measures should expedite issuance of plumbing permits. I have also reformatted chapters 51 and 52 to make them more consistent with each other and with the administrative provisions of the State Building Code.

Chapter 52. Electrical

Proposed changes are the same as for chapter 51 except for the local license issue.

PROPOSED

195 /

Rochester, MN Building Permit Fees

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$25.00
\$501.00 to \$2,000.00	\$25.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$55.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$262.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$424.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$649.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,049.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,549.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours.....\$45.00 per hour (minimum charge – two hours)	
2. Reinspections\$45.00 per hour	
3. Inspections for which no fee is specifically indicated.....\$45.00 per hour (minimum charge – one-half hour)	
4. Additional plan review required by changes, additions or revisions to plans.....\$45.00 per hour	
5. Footing/foundation permits for one and two-family dwellings	
Within ten (10) business days of application.....\$100.00	
If initial plan review is not completed	
within ten (10) business days of application.....no charge	

194

PROPOSED

Building Plan Review Fees

For structures permitted under the International Residential Code (IRC) the plan review fee shall be 35% of the building permit fee.

For all other structures the plan review fee shall be 65% of the building permit fee.

Similar Plans

The origination fee to establish a master plan for repetitive use is the full normal plan review fee. The origination fee does not include the issuance of a permit.

The plan review fee for similar plans based on an approved master plan is 15% of the building permit fee for IRC structures and 25% of the building permit fee for all other structures.

Electrical, Mechanical, and Plumbing Permit Fees

An application fee of \$25.00 shall be assessed for all electrical, mechanical, and plumbing permit applications separate and in addition to any permit fees.

Total value of Work	Permit Fee
\$1.00 to \$500.00	No permit fee
\$501.00 to \$1,000	\$10.00
\$1,000 and up	\$10.00 for each \$1,000.00 of fraction thereof

Fee Refunds

The Building Official shall authorize refunding of any fee that was erroneously paid or collected or if none of the work authorized by the permit has been performed.

The Building Official shall not authorize refunding of any permit fee paid except upon written application filed by the original permittee not later than 180 days after the date of permit issuance.

Plan review fees, IRC footing permit fees, and application fees shall not be refunded.

PROPOSED

197

Grading Permit Fees

Cubic Yards	Permit Fee
50 or less	\$25.00
51 to 100	\$40.00
101 to 1,000	\$40.00 for the first 100 cubic yards plus \$18.00 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000	\$202.00 for the first 1,000 cubic yards plus \$15.00 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000	\$337.00 for the first 10,000 cubic yards plus \$70.00 for each additional 10,000 cubic yards or fraction thereof
100,000 or more	\$967.00 for the first 100,000 cubic yards plus \$40.00 for each additional 10,000 cubic yards or fraction thereof

Grading Plan Review Fees

Cubic Yards	Plan Review Fee
50 or less	No charge
51 to 100	\$25.00
101 to 1,000	\$40.00
1,001 to 10,000	\$50.00
10,001 to 100,000	\$50.00 for the first 10,000 cubic yards plus \$25.00 for each additional 10,000 cubic yards or fraction thereof
100,000 to 200,000	\$275.00 for the first 100,000 cubic yards plus \$15.00 for each additional 10,000 cubic yards or fraction thereof
200,000 or more	\$410.00 for the first 200,000 cubic yards plus \$10.00 for each additional 10,000 cubic yards or fraction thereof

PROPOSED

Other Grading Inspections and Fees

1. Inspections outside of normal business hours.....\$55.00 per hour
(minimum charge – two hours)
2. Reinspections\$55.00 per hour
3. Inspections for which no fee is specifically indicated.....\$55.00 per hour
(minimum charge—one-half hour)
4. Additional plan review required by changes, additions,
or revisions to plans..... \$55.00 per hour